

ZONING BOARD OF APPEALS
781-982-2100

Minutes
Zoning Board of Appeals
March 14, 2013
Cotter Room
7:00 p.m.

Members present: James Haney, Chairman, Lisa Bezanson, William Mullen, John Shepard, Sean Reynolds, Marshall Adams, Building Inspector/Zoning Enforcement Officer

7:00 p.m. February 14, 2013 minutes – motion to approve made by Mrs. Bezanson, seconded by Mr. Mullen, unanimous.

Request to amended decision on 221 North Avenue – Shawn Reilly requested language to clarify decision. The plan is not being changed, just wording. Motion to approve the request to amend made by Mrs. Bezanson, seconded by Mr. Mullen, unanimous.

Request to appoint a consulting hydro geologist for pending application for 351 Summer Street, Zebs Realty Trust. Shawn Reilly consulted with the Water Department, who suggested Blake Martin from Weston & Sampson, the firm they use. Request was unanimously approved.

Request for release of review fees. ZBA will refer this matter to town counsel to see what is required to release the funds, what procedure should be followed.

7:00 p.m. Petition of Alan Rodrigues, 604 Bedford Street, Abington, for: a variance for additional signage at 371 Centre Avenue, under Abington Zoning By-laws Sec. 175-59F. The property is located on Assessors Plan 32, Plot 60, in the Highway Commercial Zone. Voting members: William Mullen, John Shepard, Sean Reynolds.

Mr. Rodrigues (from the company doing the installation) explained sign will be lit from the inside, the same as the one facing Stop and Shop. Sign will be facing Wendy's. Mr. Rodrigues didn't know the store hours. Lighting will be on a timer, operating the same hours as other existing signs. Mr. Shepard thought the Rockland Trust building was similar in size to this building and they had four signs, but they are smaller. This would exceed allowable footage, and is setting precedent. Mr. Mullen – This building is exposed on four sides. This would be the fourth sign, but didn't have a problem with this sign, predominantly black. Didn't think it looked large on the building. Mr. Reynolds asked if he had indication how that sign will improve sales, any evidence as to what impact it would have on the business. Mr. Rodrigues did not have that information.

Opened to floor –

Ed Corcoran, 754 Plymouth Street, abutter – where is sign going to go, how many lumens, how high sign will be in reference to existing sign. This will be on the Wendy's side, on east side of building. Mr. Corcoran not opposed if it doesn't spill over on to their property. No other neighbors had raised concerns with him. Doesn't have a problem if it's facing Wendy's. Mr. Reynolds asked Mr. Corcoran if he had a problem meeting with the neighbors and coming back before the board. Mr. Corcoran didn't have a problem with the current proposal.

Back to table. Mr. Mullen – is it a backlit sign, had a question on LED strip. Yes. Light will be muted behind the sign. Not to be any brighter than any other sign on the building. Mr. Reynolds – what is the purpose? Mr. Haney – for the purpose of identification on that side of the building. Mr. Reynolds felt it was the applicant's burden to state the purpose. Mr. Rodrigues – he is just installing the sign. Mr. Haney – it's been the practice of the board that if a business is operating in a business area, and is doing something not more offending than what is existing already, then the board approves it. Mr. Shepard – they are expanding to four signs. Mr. Haney - it doesn't appear to be more offending than what exists.

Motion by Mr. Mullen to approve as per plans submitted, for one additional sign on the east facing wall, seconded by Mr. Shepard, 2 ayes, 1 against (Mr. Reynolds) – denied – would want more evidence. Hardship not demonstrated for fourth sign.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Nancy Hurst